

**Prepared By and Return To:**

Stephanie Kern  
Hayward Title Group  
2121 Killarney Way, Suite G  
Tallahassee, FL 32309

Order No.: 25-463

Property Appraiser's Parcel I.D. (folio) Number:  
25-4S-02W-341-02139-A06

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 5th day of September, 2025, by Bayview Builders LLC, a Florida Limited Liability Company, whose post office address is 5602 Lumberjack Lane, Unit B, Tallahassee, FL 32303 (the "Grantor"), to Michael R. Sykes, whose post office address is 35 Friendship Lane, Crawfordville, FL 32327 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of WAKULLA, State of Florida, viz:

Lot 6, of PIGOTTS POND, a Subdivision as per map or plat thereof, recorded in Plat Book 4, Pages 59-60, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Handwritten Signature]

Witness Signature

Lisa G Welch

Printed Name of First Witness

71-A Songbird Ave  
Crawfordville, FL 32327

Address of First Witness

[Handwritten Signature]

Witness Signature

Victoria Arney

Printed Name of Second Witness

71-A Songbird Ave  
Crawfordville, FL 32327

Address of Second Witness

Bayview Builders LLC

BY: [Handwritten Signature]

William H. Short, Jr.  
Manager

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 5th of September, 2025, by William H. Short, Jr., as Manager of Bayview Builders LLC, a Florida Limited Liability Company, who is/are personally known to me or who produced DRIVER'S LICENSE as identification.

[Handwritten Signature]

Notary Public  
(SEAL)

